



40/28

kWh/m² year

Brussels average
150

Low energy
double glazing



η 80 %,
n50 = 1/0.6/h



Night-cooling



Bike stand



Large park and
outside areas
integrated into the
project



Extensive green
roofing
(322 m²)



Rainwater tank
Sustainable water use
Ground infiltration



Certified wood,
cellulose



Well dimensioned
and well-organised
refuse bin area



Accessible for
handicapped persons



RUE CYGNES-DIGUE [039]:

A PARTICIPATIVE PROJECT FOR BETTER INTEGRATION

CONGLOMERATE HOUSING AND COMMUNITY CENTRE – NEW CONSTRUCTION

Rue des Cygnes / Rue de la Digue, 1050 Ixelles

Contracting Authority: Municipality of Ixelles

Architects: Anne Ledroit, Vincent Pierret, Cédric Polet, AAO and Label Architecture

Design Bureaux: Greisch, Territoires, Label



On a block located between the Rue de la Digue and the Rue des Cygnes, whose geometry is more than a little complicated, the municipality of Ixelles wanted to build a community centre as well as social dwellings with high energy efficiency levels. A consortium of architects won the contract, mainly due to their participative approach to the project. The design team wanted to submit the proposed project to dialogue and local dynamics as well as to the creative inspiration that results from collective thinking. This attitude opens the doors to benefitting from the energy, enthusiasm and expertise of those present in the neighbourhood, who have already been met and of others whose opinion need to be heard during the rest of the process. In this context, numerous activities have been organized to meet the different actors and to get them to take part in presentations of the initiative, especially local resident debate-meetings, information sessions, workshops and “lounge-pavement” meetings, principally in an endeavour to make the project easier to understand.

IN FIGURES

Gross area	1,518 m ²
Handover	January 2011
Construction costs VAT / grants excl.	1,150 €/m ²
Exemplary building subsidy	100 €/m ²



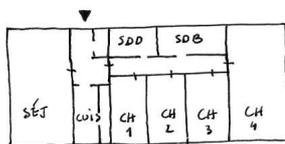
FLEXIBLE, VARIED, COMPACT AND RATIONAL HOMES

Most of the homes are large in size, but with an ambition on the part of the general contractor to play on a mix of residents and ways of life, as one of the basic stakes at issues was to consider the home as a point of encounter and a factor of social cohesion, being the result of frequent contacts.

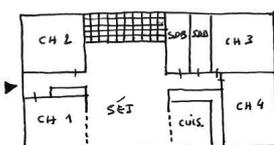
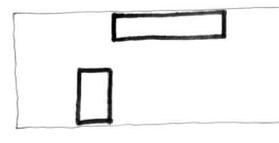
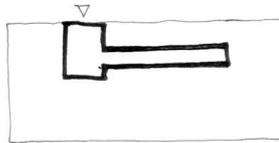
As a result, numerous aspects have been taken into account in terms of design; simplex/duplex with 2,3 or 4 bedrooms, terrace or garden, facing the right direction, freedom of interior space, views for existing municipal housing, accessibility for handicapped persons.

This possibility of modulating a large number of apartments also offers families the possibility of increasing in size without having to move house; it is also a way of establishing and stabilizing a population.

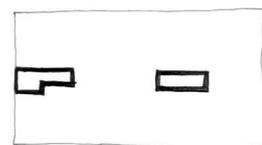
As a result the following development plan was proposed, with, more especially, a kitchen that can open up onto the living room and create a large living-dining-kitchen area, a bedroom that can also be used as an extension of the living area, a bedroom hallway that can be used as a vestibule, and all technical facilities brought together in one point - the purpose of all these measures being to offer homes that are more flexible, sustainable and generous in terms of space.



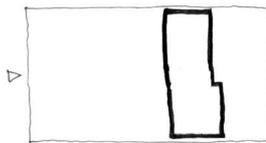
Logement traditionnel mono-orienté



Logement proposé



Rationalisation de la circulation



Rationalisation des techniques
Economie à la construction
Economie d'énergie (eau chaude, ventilation, ...)

ADAPTED WASTE MANAGEMENT

To encourage selective sorting and avoid a heap of garbage bags along the façades of the building and on account of the configuration and size of the project, a collective storage room for sorting waste has been incorporated on the ground floor of the small building on the Rue des Cygnes. This room is, of a size that corresponds to the needs of all the homes and which is positioned on residents' normal route (close to accesses), containing small bins for selective sorting. The room is easily accessible from the street so that the Brussels cleaning department can remove waste. Inside the apartments themselves, a storage room has also been incorporated for individual sorting before storing waste in the collective area. For the community centre, small containers for collective sorting will be placed in the garage area and will be put out by the community centre team. Dustbins, installed on every floor, will be equipped with different bins for selective sorting. An explicit signalling system will be put on these items of equipment by the contracting authority to inform users. It is essential that a public building of this type makes its visitors aware of selective waste sorting issues.

ADDED EXTRA

A system was set up in the courtyards throughout the entire block to keep rainwater volume under control. From roofs to the hardy plant garden, rainwater is collected, stored and then redistributed revealing a gradient of vegetation. The two courtyards are treated differently, but both participate in the same functional dynamics of managing water as an echo to the built-up area's geometry. Lawns planted with plants and hardy shrubs share the area. They are irrigated from pools in the neighbouring courtyard. A number of small-sized trees perfume the residents' walks.

